



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604-3590

US EPA RECORDS CENTER REGION 5



484386

AUG 07 2014

REPLY TO THE ATTENTION OF:

SE-5J

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

Double Dapple Development, LLC  
% Mr. Anthony J. Sanders, Registered Agent  
1101 Broad Street  
New Castle, Indiana 47362-4516

Re: New Castle Asbestos Site  
1112 South 25<sup>th</sup> Street  
New Castle, Henry County, Indiana  
Site Spill Identification Number: C5T1  
General Notice of Potential Liability

Dear Mr. Sanders:

The U.S. Environmental Protection Agency has documented the release or threat of release of hazardous substances, pollutants and contaminants into the environment from the New Castle Asbestos Site (Site) and is planning to spend public funds to control and investigate these releases. EPA will take this action pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (CERCLA), 42 U.S.C. §§ 9601-9675, unless EPA determines that such action will be done properly by a responsible party or parties. Responsible parties under CERCLA include the current and former owners and operators of the Site, and persons who generated the hazardous substances or were involved in the transport, treatment or disposal of the hazardous substances at the Site. Under Section 107(a) of CERCLA, 42 U.S.C. § 9607(a), where EPA uses public funds towards the cleanup of the hazardous substances, responsible parties are liable for all costs associated with the removal or remedial action and all other necessary costs incurred in cleaning up the Site, including investigation, planning and enforcement costs.

EPA is currently planning to conduct the following actions at the Site:

1. Develop and implement a Site-Specific Health and Safety Plan, with a Perimeter Air Sampling Plan, including measures to control asbestos-containing material (ACM) during the removal action and signs warning of potential exposure to hazardous substances, including but not limited to ACM;
2. Develop and implement a Site Emergency Contingency Plan;
3. Develop and implement a Site Work Plan, including a Site Security Plan;
4. Load, transport, and dispose of approximately 3,500 cubic yards of ACM located in the debris piles at an EPA-approved disposal facility in accordance with EPA's Off-Site Rule (40 C.F.R. § 300.440);
5. Decontaminate concrete pads using vacuum equipment and low-pressure washing, as necessary;
6. Decontaminate heavy equipment as necessary, and properly dispose of decontamination water;
7. Take any necessary response action to address any release or threatened release of a hazardous substance, pollutant or contaminant that EPA determines may pose an imminent and substantial endangerment to public health or the environment.

EPA has received information that you may have owned or operated the Site or generated or transported hazardous substances that were disposed of at the Site. By this letter, EPA notifies you of your potential liability with regard to this matter and encourages you, as a potentially responsible party, to agree to reimburse EPA for costs incurred to date and to voluntarily perform or finance the response activities that EPA has determined or will determine are required at the Site. EPA is willing to discuss with you the entry of an appropriate administrative consent order under which you would perform or finance response activities and reimburse EPA for its costs.

If a consent order cannot be promptly concluded, EPA may issue a unilateral order under Section 106 of CERCLA, requiring you to perform specified work. Under Sections 106 and 107 of CERCLA, you may be liable for reimbursement of EPA's costs, for statutory penalties and for treble damages for noncompliance with such an order. If you are a qualified small business, enclosed is a *U.S. EPA Small Business Resources Information Sheet*, which may be helpful if you are subject to an EPA enforcement action.

Because of the conditions described above, EPA believes that response activities at the Site must be initiated as quickly as possible. Therefore, EPA does not intend to utilize the special notice procedures available under Section 122(e) of CERCLA.

As a potentially responsible party, you should notify EPA in writing within 10 (ten) calendar days of receipt of this letter of your willingness to perform or finance the activities described above and to reimburse EPA for its costs. Your response should be sent to:

Sally Jansen  
Enforcement Specialist  
U.S. Environmental Protection Agency, Region 5  
Superfund Division - Enforcement & Compliance Assurance Branch  
Enforcement Services Section 1, SE-5J  
77 West Jackson Boulevard  
Chicago, Illinois 60604-3590

If EPA does not receive a timely response, EPA will assume that you do not wish to negotiate a resolution of your potential responsibility in connection with the Site and that you have declined any involvement in performing the response activities.

Your response should indicate the appropriate name, address and telephone number for further contact with you. If you are already involved in discussions with state or local authorities, engaged in a voluntary cleanup action or involved in a lawsuit regarding this Site, you should continue such activities as you see fit. This letter is not intended to advise you or direct you to restrict or discontinue any such activities already underway; however, you are advised to report the status of those discussions or actions in your response to this letter and to provide a copy of your response to any other parties involved in those discussions or actions.

If you need further information regarding this letter, you may contact Jose DeLeon of the EPA Office of Regional Counsel at (312) 353-7456.

Due to the nature of the problem at this facility and the attendant legal ramifications, EPA strongly encourages you to submit a written response within the time frame specified herein. We hope you will give this matter your immediate attention.

Sincerely,

A handwritten signature in dark ink, appearing to read "Samuel Borries", written in a cursive style.

Samuel Borries, Chief  
Emergency Response Branch 2

Enclosure

**NEW CASTLE ASBESTOS SITE  
1112 SOUTH 25TH STREET  
NEW CASTLE, HENRY COUNTY, INDIANA**

**List of Potentially Responsible Parties Sent General Notice of Potential Liability**

Double Dapple Development, LLC  
c/o Mr. Anthony J. Sanders, Registered Agent  
1101 Broad Street  
New Castle, Indiana 47362-4516

Double Dapple Development, LLC  
Attn.: Mr. Rob Czukur  
860 East Coco Plum Circle  
Fort Lauderdale, Florida 33324-3706

Mr. -

Fort Wayne, Indiana 46805

## U.S. EPA Small Business Resources Information Sheet

The United States Environmental Protection Agency provides an array of resources, including workshops, training sessions, hotlines, websites and guides, to help small businesses understand and comply with federal and state environmental laws. In addition to helping small businesses understand their environmental obligations and improve compliance, these resources will also help such businesses find cost-effective ways to comply through pollution prevention techniques and innovative technologies.

### EPA's Small Business Websites

**Small Business Environmental Homepage** - [www.smallbiz-enviroweb.org](http://www.smallbiz-enviroweb.org)

**Small Business Gateway** - [www.epa.gov/smallbusiness](http://www.epa.gov/smallbusiness)

**EPA's Small Business Ombudsman** - [www.epa.gov/sbo](http://www.epa.gov/sbo) or 1-800-368-5888

#### EPA's Compliance Assistance Homepage

[www.epa.gov/compliance/assistance/  
business.html](http://www.epa.gov/compliance/assistance/business.html)

This page is a gateway to industry and statute-specific environmental resources, from extensive web-based information to hotlines and compliance assistance specialists.

#### EPA's Compliance Assistance Centers [www.assistancecenters.net](http://www.assistancecenters.net)

EPA's Compliance Assistance Centers provide information targeted to industries with many small businesses. They were developed in partnership with industry, universities and other federal and state agencies.

#### Agriculture [www.epa.gov/agriculture/](http://www.epa.gov/agriculture/)

#### Automotive Recycling [www.ecarcenter.org](http://www.ecarcenter.org)

#### Automotive Service and Repair [www.ecar-greenlink.org](http://www.ecar-greenlink.org) or 1-888-GRN-LINK

#### Chemical Manufacturing [www.chemicalalliance.org](http://www.chemicalalliance.org)

#### Construction [www.cicacenter.org](http://www.cicacenter.org) or 1-734-995-4911

#### Education [www.campuserc.org](http://www.campuserc.org)

#### Food Processing [www.fpeac.org](http://www.fpeac.org)

#### Healthcare [www.hercenter.org](http://www.hercenter.org)

#### Local Government [www.lgean.org](http://www.lgean.org)

#### Metal Finishing [www.nmfrc.org](http://www.nmfrc.org)

#### Paints and Coatings [www.paintcenter.org](http://www.paintcenter.org)

#### Printed Wiring Board Manufacturing [www.pwbrc.org](http://www.pwbrc.org)

#### Printing [www.pneac.org](http://www.pneac.org)

#### Ports [www.portcompliance.org](http://www.portcompliance.org)

#### U.S. Border Compliance and Import/Export Issues [www.bordercenter.org](http://www.bordercenter.org)

#### Hotlines, Helplines and Clearinghouses [www.epa.gov/epahome/hotline.htm](http://www.epa.gov/epahome/hotline.htm)

EPA sponsors many free hotlines and clearinghouses that provide convenient assistance regarding environmental requirements. Some examples are:

#### Antimicrobial Information Hotline [info-antimicrobial@epa.gov](mailto:info-antimicrobial@epa.gov) or 1-703-308-6411

#### Clean Air Technology Center (CATC) Info-line [www.epa.gov/ttn/catc](http://www.epa.gov/ttn/catc) or 1-919-541-0800

#### Emergency Planning and Community Right-To-Know Act [www.epa.gov/superfund/resources/ infocenter/epcra.htm](http://www.epa.gov/superfund/resources/infocenter/epcra.htm) or 1-800-424-9346

#### EPA Imported Vehicles and Engines Public Helpline [www.epa.gov/otaq/imports](http://www.epa.gov/otaq/imports) or 734-214-4100

#### National Pesticide Information Center [www.npic.orst.edu/](http://www.npic.orst.edu/) or 1-800-858-7378

#### National Response Center Hotline to report oil and hazardous substance spills [www.nrc.uscg.mil/](http://www.nrc.uscg.mil/) or 1-800-424-8802

#### Pollution Prevention Information Clearinghouse (PPIC) [www.epa.gov/opptintr/ppic](http://www.epa.gov/opptintr/ppic) or 1-202-566-0799

#### Safe Drinking Water Hotline [www.epa.gov/safewater/hotline/index html](http://www.epa.gov/safewater/hotline/index.html) or 1-800-426-4791

#### Stratospheric Ozone Protection Hotline [www.epa.gov/ozone](http://www.epa.gov/ozone) or 1-800-296-1996

### **Toxic Substances Control Act (TSCA) Hotline**

[tsc hotline@epa.gov](mailto:tsc hotline@epa.gov) or 1-202-554-1404

### **Wetlands Information Helpline**

[www.epa.gov/owow/wetlands/wetline.html](http://www.epa.gov/owow/wetlands/wetline.html) or 1-800-832-7828

### **State and Tribal Web-Based Resources**

#### **State Resource Locators**

[www.envcap.org/statetools](http://www.envcap.org/statetools)

The Locators provide state-specific contacts, regulations and resources covering the major environmental laws.

#### **State Small Business Environmental Assistance Programs (SBEAPs)**

[www.smallbiz-enviroweb.org](http://www.smallbiz-enviroweb.org)

State SBEAPs help small businesses and assistance providers understand environmental requirements and sustainable business practices through workshops, trainings and site visits. The website is a central point for sharing resources between EPA and states.

#### **EPA's Tribal Compliance Assistance Center**

[www.epa.gov/tribalcompliance/index.html](http://www.epa.gov/tribalcompliance/index.html)

The Center provides material to Tribes on environmental stewardship and regulations that might apply to tribal government operations.

#### **EPA's Tribal Portal**

[www.epa.gov/tribalportal/](http://www.epa.gov/tribalportal/)

The Portal helps users locate tribal-related information within EPA and other federal agencies.

### **EPA Compliance Incentives**

EPA provides incentives for environmental compliance. By participating in compliance assistance programs or voluntarily disclosing and promptly correcting violations before an enforcement action has been initiated, businesses may be eligible for penalty waivers or reductions. EPA has two such policies that may apply to small businesses:

#### **EPA's Small Business Compliance Policy**

[www.epa.gov/compliance/incentives/smallbusiness/index.html](http://www.epa.gov/compliance/incentives/smallbusiness/index.html)

This Policy offers small businesses special incentives to come into compliance voluntarily.

#### **EPA's Audit Policy**

[www.epa.gov/compliance/incentives/auditing/auditpolicy.html](http://www.epa.gov/compliance/incentives/auditing/auditpolicy.html)

The Policy provides incentives to all businesses that voluntarily discover, promptly disclose and expeditiously correct their noncompliance.

### **Commenting on Federal Enforcement Actions and Compliance Activities**

The Small Business Regulatory Enforcement Fairness Act (SBREFA) established a SBREFA Ombudsman and 10 Regional Fairness Boards to receive comments from small businesses about federal agency enforcement actions. If you believe that you fall within the Small Business Administration's definition of a small business (based on your North American Industry Classification System designation, number of employees or annual receipts, as defined at 13 C.F.R. 121.201; in most cases, this means a business with 500 or fewer employees), and wish to comment on federal enforcement and compliance activities, call the SBREFA Ombudsman's toll-free number at 1-888-REG-FAIR (1-888-734-3247), or go to their website at [www.sba.gov/ombudsman](http://www.sba.gov/ombudsman).

Every small business that is the subject of an enforcement or compliance action is entitled to comment on the Agency's actions without fear of retaliation. EPA employees are prohibited from using enforcement or any other means of retaliation against any member of the regulated community in response to comments made under SBREFA.

### **Your Duty to Comply**

If you receive compliance assistance or submit a comment to the SBREFA Ombudsman or Regional Fairness Boards, you still have the duty to comply with the law, including providing timely responses to EPA information requests, administrative or civil complaints, other enforcement actions or communications. The assistance information and comment processes do not give you any new rights or defenses in any enforcement action. These processes also do not affect EPA's obligation to protect public health or the environment under any of the environmental statutes it enforces, including the right to take emergency remedial or emergency response actions when appropriate. Those decisions will be based on the facts in each situation. The SBREFA Ombudsman and Fairness Boards do not participate in resolving EPA's enforcement actions. Also, remember that to preserve your rights, you need to comply with all rules governing the enforcement process.

*EPA is disseminating this information to you without making a determination that your business or organization is a small business as defined by Section 222 of the Small Business Regulatory Enforcement Fairness Act or related provisions.*